

MINUTES

City of Franklin Plan Commission Meeting

February 24, 2005

Approved April 21 2005,
as corrected

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of February 24, 2005, to order at 7:02 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns, Commissioners Ritter, Bennett, & Szychlinski. Commissioners Ziegenhagen & Skowronski were excused. Also present were Planner Booth & Planning Secretary Wilson.

MINUTES

- II.
 - A. Alderman Sohns moved and Commissioner Bennett seconded a motion to approve the minutes of the regular meeting of the Plan Commission of February 3, 2005, with minor changes. Upon voice vote, all voted 'aye'.

Commissioner Ritter moved and Commissioner Szychlinski seconded to revisit in two weeks the landscaping for a request by J&N Food Corporation to approve a site plan for a sit-down restaurant (Golden Corral) at property located at approximately 6805 South 27th Street, SE 1/4 of Sec. 01 (Tax Key Numbers 738-9975-005 & 738-9975-006), zoned B-2 General Business District. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS

Request by the Erkmanis Family Corporation to recommend an amendment to Special Use Permit 88-3137, dated May 17, 1988, to expand a building on property located at approximately 11217 West Forest Home Avenue, SE 1/4 of Sec. 06 (Tax Key Number 748-9961-001), zoned M-1 Limited Industrial District.

An ordinance to amend the Unified Development Ordinance as it pertains in part to the definition of Family and to provide regulations for Wisconsin Statutes Chapter 980 Supervised Release Uses.

III.

- A. Mayor Klimetz opened the Public Hearing for item III.A. at 7:11 p.m. Verification of the notice of Public Hearing was read into the record. No one coming forward, the Public Hearing was closed at 7:12 p.m.
- B. Mayor Klimetz opened the Public Hearing for item III.B. at 7:18 p.m. Verification of the notice of Public Hearing was read into the record. Assistant City Attorney David Fleming spoke to the proposed ordinance, as did Alderman Olson. No one else coming forward, the public hearing was called to a close at 7:24 p.m.

BUSINESS

Request to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.A. immediately after a Public Hearing, by the Erkmanis Family Corporation and to recommend an amendment to Special Use Permit 88-3137, dated May 17, 1988, to expand a building on property located at approximately 11217 West Forest Home Avenue, SE 1/4 of Sec. 06 (Tax Key Number 748-9961-001), zoned M-1 Limited Industrial District.

Request to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.B. an ordinance to amend the Unified Development Ordinance as it pertains in part to the definition of Family and to provide regulations for Wisconsin Statutes Chapter 980 Supervised Release Uses.

Request to recommend approval of a contract with Planning & Design Institute, Inc., to develop a Comprehensive Master Plan for the City of Franklin.

Request by Indian Community School of Milwaukee, Inc., to recommend an amendment to a Developer's Agreement (Resolution 2004-5738) adopted July 24, 2004.

Request by Devo Development (Woodlands of Franklin) to recommend an amendment to a Conservation Easement Document (Resolution 2003-5613) adopted November 5, 2003.

Discussion of the Overlay Districts Map & Regulations for the South 27th Street Corridor Plan.

IV.

A. Commissioner Ritter moved and Commissioner Szychliński seconded to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.A. immediately after a Public Hearing. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Szychliński moved and Commissioner Ritter seconded to recommend an amendment to Special Use Permit 88-3137, dated May 17, 1988, to expand a building on property located at approximately 11217 West Forest Home Avenue, SE 1/4 of Sec. 06 (Tax Key Number 748-9961-001), zoned M-1 Limited Industrial District, with the requirement that all landscaping be completed before an Occupancy Permit is issued. Upon voice vote, all voted 'aye'. Motion carried.

B. **Withdrawn with no action taken.**

C. Commissioner Ritter moved and Commissioner Szychliński seconded to recommend the Common Council approve a contract with Planning & Design Institute, Inc., to develop a Comprehensive Master Plan for the City of Franklin, with the addition of adding an Official City Map as a deliverable, and changing the term "urban design" to "design." Upon voice vote, all voted 'aye'. Motion carried.

D. Alderman Sohns moved and Commissioner Szychliński seconded to recommend the Common Council approve an amendment to a Developer's Agreement (Resolution 2004-5738) adopted July 24, 2004. Upon voice vote, all voted 'aye'. Motion carried.

E. Applicant requested the item be tabled. Commissioner Ritter moved and Commissioner Bennett seconded to table consideration of the item until brought forward by staff. **Upon voice vote, all voted 'aye'. Motion carried.**

The Mayor called a break at 8:12 p.m.
Plan Commission reconvened at 8:22 p.m.

F. No action needed; none taken.

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South 27th Street Corridor Plan Comprehensive Master Plan Element: technical correction by formal deletion of Sycamore Street extension from the Plan.

Set next meeting dates: next *regular* meeting is March 3, 2005, at 7:00 p.m.; *special* meeting is scheduled for March 1, 2005, at 6:00 p.m.

ADJOURNMENT

G. Alderman Sohns moved and Commissioner Szychlinski seconded adoption of a technical correction to the South 27th Street Corridor Plan Comprehensive Master Plan for a formal deletion of Sycamore Street extension from the Plan. On a roll call vote Mayor Klimetz and Alderman Sohns voted "aye." Commissioners Ritter, Bennett & Szychlinski voted "no." Motion failed 2 – 3.

H. **March 01, 2005, 6:00 p.m. — Special Plan Commission**

March 03, 2005, 7:00 p.m. — Plan Commission

V. Commissioner Ritter moved and Commissioner Szychlinski seconded a motion to adjourn the February 24, 2005, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 8:37 p.m.